



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CLARENDON Road, Calgary T2L 0P3**

MLS® #: **A2116495**

Area: **Collingwood**

Listing Date: **03/25/24**

List Price: **\$1,775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1962**

Lot Information

Lot Sz Ar: **8,503 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,825**  
Low Sqft:  
Ttl Sqft: **1,825**

DOM

**52**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Landscaped,Private**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard,Storage**

Construction: **Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Stove(s),Tankless Water Heater,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 18`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`0" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 10`8"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13`1" x 7`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`6" x 9`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`0" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 12`2"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`11" x 11`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 13`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 12`1"</b>

4pc Ensuite bath	Main	8`6" x 7`11"	4pc Bathroom	Main	5`0" x 12`1"
Game Room	Basement	12`2" x 22`5"	Bedroom	Basement	12`10" x 10`10"
Bedroom	Basement	11`4" x 7`11"	3pc Bathroom	Basement	8`1" x 7`3"
Office	Basement	13`0" x 11`2"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	466JK

Remarks

Pub Rmks:	<p>Despite its unassuming exterior size, this property showcases an unexpectedly expansive interior, embodying a quintessential blend of spatial efficiency and architectural ingenuity. This stunning 5-bedroom, 3-bath bungalow in the coveted Foothills Estates, offers just shy of 3200 square feet of exquisite living space. Step into luxury with this home that features an elegant chef's kitchen complete with gas range, built in high-end appliances, large island with reeding detail and a dreamy butler's pantry. Beautiful tray vaulted ceiling captures the dining area perfectly while allowing for an open concept flow and feel into a bright welcoming family room. The main floor hosts the primary suite with stunning 12 foot ceilings, an ensuite complete with steam shower and walk-in closet fitted with a laundry steamer. 2 additional bedrooms both with custom built wardrobes and a full bathroom complete this floor. An extra wide staircase invites you into the lower level of this home. Beautiful deep window wells allows for a flood of natural light throughout the finished basement. A dry bar, generous sized family room, 2 additional bedrooms, flex room, laundry, full bathroom, along with a functional mudroom that walks through to the attached garage complete this level. Don't miss the adorable and convenient dog wash in the mudroom! Other highlights of this professionally renovated home is the newly laid rubber driveway, air conditioning, newly constructed roof, and an HRV system. Situated on a huge lot, this property offers ample space for outdoor activities and entertainment. Additionally, a heated workshop provides a perfect space for hobbies or projects. This meticulously designed bungalow combines modern amenities with spacious living, making it a dream home for those seeking both comfort and style. This gem is a must see in person to fully appreciate how gorgeous it is!</p>
Inclusions:	NA
Property Listed By:	Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











